UOL Group Limited

For Immediate Release

NEWS RELEASE

UOL Q3 09 NET PROFIT UP 36% TO $120 MILLION

- Revenue from property development rises 49% to $203.5 million
- Strong take-up for new residential launches – Meadows@Peirce and Double Bay Residences
- Contribution from Nassim Park Residences and UIC boosts share of profits from associated companies

Singapore, 13 November 2009 - UOL Group today reported a 36% increase in net profit to $119.9 million for the three months ended 30 September 2009 (Q3 09) from $88.0 million in the corresponding quarter last year.

Group pre-tax profit rose 31% to $135.1 million whilst profit after tax and minority interests increased by 44% to $105.6 million.

Progressive recognition of revenue from development properties helped boost Group revenue by 21% to $323.9 million from $267.9 million a year ago. Revenue from property development rose 49% to $203.5 million, accounting for almost two-thirds of total Group revenue. This was followed by gross revenue from hotel operations, $73.7 million, and revenue from property investments, $36.0 million.

Contribution from development properties included two new launches in 2009 - Double Bay Residences and Meadows@Peirce which sold a combined total of 937 units to date – and others such as Duchess Residences, Southbank, The Regency at Tiong Bahru, Breeze by the East and Pavilion 11.

Rental income from investment properties improved nine percent due to higher occupancy and rental reversions for most of the Group's investment properties. But the decline in tourism markets affected revenue from hotel operations which slipped 13%.

The increase in the higher share of profits from associated companies, up 219% to $48.2 million, was due to higher contributions from the progressive completion of Nassim Park Residences, and UOL's 31.9% (as at 30 September 2009) share of the profit of United Industrial Corporation (UIC) which became an associated company this year. Nassim Park Residences, a 50% associated company, saw units transacted at record prices in the third quarter.

Cost of sales rose 40% to $196.0 million from $140.0 million in Q3 08. This was mainly due to the higher cost margin in property development. At the same time, the higher level of sales of newly-launched properties, also led to an 85% increase in marketing and distribution expenses to $11.2 million from $6.1 million in the same quarter last year.

Administrative expenses for Q3 slipped six percent to $11.5 million after lower bonus provisions and receipt of job credits from the government, while other operating expenses fell 22% to $15.4 million due mainly to property tax rebates received.

Finance expenses rose 59% to $7.5 million on additional borrowings to finance the acquisition of UIC shares.

For the nine months ended 30 September 2009 (9M 09), Group revenue jumped 15% to $734.3 million from $638.9 previously whilst Group pre-tax profit before fair value and other gains/losses increased 7% to $282.3 million compared with $264.2 million for the corresponding period last year.

Shareholders' funds rose 19% to $4.0 billion as at 30 September 2009 from $3.4 billion at 31 December 2008. This was mainly due to fair value gains on available-for-sale financial assets, operating profits of the Group for the first nine months of 2009 and recognition of negative goodwill and capital reserves arising from the acquisition of additional interest in UIC.

Net tangible asset per share also rose to $5.11 as at 30 September 2009 from $4.22 at 31 December 2008, while gearing improved to 0.39.

Commenting on the latest quarterly results, Gwee Lian Kheng, Group Chief Executive, said: "We are pleased with our third quarter results. Our development profit showed a significant increase, attributed to our timely launches and locking in and controlling of construction costs. Moving forward, we can also expect a more stable growth in the Singapore residential market with the reinstatement of the confirmed list of Government Land Sales programme.

"In spite of the challenging office and retail markets in Singapore, we managed to maintain higher occupancy and rental rates for most of our investment properties.

"As the economy recovers, the worst may be over in general for the hospitality industry and we are hopeful of seeing an improvement in the medium term."

-End-

About UOL Group

UOL Group Ltd is one of Singapore's leading public-listed property companies with an extensive portfolio in investment and development properties, hotels and serviced suites.

With a track record of more than 40 years, UOL strongly believes in delivering product excellence and quality service in all its business ventures. Its impressive list of property development projects includes best selling residential units, award-winning office towers, shopping centres, hotels and serviced suites. UOL, together with its listed hotel subsidiary Pan Pacific Hotels Group Limited (PPHG), owns two acclaimed brands namely Pan Pacific and Parkroyal. PPHG now owns, manages and/or markets over 25 hotels in Asia, Australia and North America with over 8,000 rooms in its portfolio.

For media and analyst queries, please contact:

Claire Cher
Senior Manager, Corporate Communications
Tel: (65) 6350 5189
Fax: 65) 6258 3510
Mobile: (65) 9833 9823
Email: cher.claire@uol.com.sg

Catherine Ong/Eugene Tan
Catherine Ong Associates
DID: (65) 6327 6088/6327 6086
Mobile: (65) 9697 0007/(65) 9857 9236
Email: cath@catherineong.com/eugene@catherineong.com